

OFFICE INVESTMENT

- > TRADITIONAL OFFICE PREMISES
- > PROMINENT COMMERCIAL LOCATION
- > PRIVATE PARKING
- > CURRENT RENT £18,500 P.A.
- > POTENTIAL INCOME £37,000 P.A.
- > OFFERS OVER £350,000

FOR SALE

43-47 BANK STREET, IRVINE, KA12 0LL

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

The subjects are located on Bank Street in an area of established retail and office use a short distance east of Irvine town centre.

Irvine is the principal town within the North Ayrshire Council area having a resident population of around 33,200.

THE PROPERTY

The subjects comprise a traditional detached two storey office building of stone and brick construction with pitched and hipped roof clad in slate.

The property has been sub-divided to form self-contained office suites and benefits from a large private car park to the rear.

Each suite has a separate entrance, the internal accommodation comprises the following:

43 Bank Street – Ground Floor Suite

- > Outer Vestibule
- > Reception Hallway
- > Three Offices
- > Staff Rest Room
- > Staff Kitchen
- > Toilets

45 Bank Street – Ground Floor Suite

- > Outer Vestibule
- > Reception Hallway
- > Four Offices
- > File Room
- > Staff Kitchen
- > Staff Toilets

47 Bank Street – First Floor Suite

- Ground Floor Vestibule
- > Upper Reception Area
- > Nine Office Rooms
- > Staff Room
- > Staff Kitchen
- > Staff Toilets

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

No 43 RV £9,000

No 45 RV £8,900

No 47 RV £15,800

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEASE TERMS

43 Bank Street

Let to P & B Singleton for 5 years from 4th November 2018 at a rental of £9,500 p.a., tenant break option at the end of year 3.

45 Bank Street

Let to D M Hall Chartered Surveyors with the lease term extended to August 2020 at a passing rent of £9,000 p.a.

47 Bank Street

This upper floor suite is currently vacant although being marketed at offers over £18,500 p.a.

The potential income is therefore around £37,000 p.a.

43-47 BANK STREET, IRVINE

ACCOMMODATION	SqM	SqFt
43 Bank Street	98.32	1,058
45 Bank Street	101.56	1,115
47 Bank Street	205.44	2,211
TOTAL	405.32	4,384

The above areas have been calculated on a net internal area basis.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **MARCH 2020**



PRICE

Offers over **£350,000** are invited

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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